

(1)

My name is Wendy Gunn and with my partner Cally Johnstone we own and operate The Quince - a boutique luxury accommodation

I am assuming you have read my submission and the evidence of peace and tranquility in the receiving environment surrounding the proposed mine.

I am supplying you with copies of what I am going to present at this hearing and some extra details within these copies.

I will be speaking about submissions, sustainability and compensation options.

Submissions

If the granting / or not of this consent is made on the number or weighting of submissions supporting it compared to those opposing, I need to alert you to the behaviours that this business think are acceptable.

The mine manager has conducted a proactive but insidious campaign to muster support. Not illegal but unethical.

Of the 460 (approx) submissions in support 303 come from outside the Teriot Valley.

It is interesting that 132 come from Alexandra - the mine manager's hometown. 94 come from Balclutha - where he was brought up.

I think the 303 submissions (70%) should be given no weighting.

Andrew Hawkeswood, in his submission of support to his application, says the CODC should be taking note of the level of support shown from local Teriot Valley rate-paying residents. I am unsure if the CODC have done as he has asked.

I, however, would ask the hearing panel to look closely at all the Teriot Valley submissions.

(3)

I would ask the panel to ignore the submissions from pre and school-age children, some of whom have not signed their own submission forms.

Ignore the submitters using Roxburgh addresses when they live elsewhere.

Ignore those bribed with a free seafood meal at the A&P show.

Ignore the submitters living on the mine site and those living on the other side of Teviot Rd, opposite the proposed mine. The fact that they have waived their rights to complain to the mine or the council leads me to believe they have been promised reward or have already received reward. I suspect they will have signed non-disclosure documents.

If you look at this stretch of land you would be naive to not see another consent application looming at the cessation of this one - probably for the same duration.

Most importantly and realistically Miller Flat residents will be those affected. There are about a dozen submissions of support and these are the ones to note.

I also ask you to note they live in the two streets to the very South of the village and the mine is to the North.

I do not begrudge⁽⁴⁾ the supporting submissions given by the 3 businesses on the highway: Bentley's Garage, Miller's Flat Tavern and Benzer Cafe. They are very good businesses that serve the community and visitors well.

However the invasion of the mine into the tranquil receiving environment will not affect them.

In Summary I consider you do not have a large credible level of support to take note of. 460 down to 15.

Sustainability

We currently deliver a high value sustainable luxury visitor experience.

Tourism Central are offering 1 on 1 support sessions, for operators like us, in relation to the "Tourism Sustainability Commitment" focussed on actions that can be taken to future proof your business. We are unable to future proof or continue our business in its current model unless consent is declined.

Compensation Options^(b)

Manaakitanga loosely translates to the concept of hospitality - looking after visitors.

In my submission I asked you to check out our trip advisor reviews. We are rated N°1 in the Teriot Valley. We are getting it right.

(Please see attached letter from the owner of Bike it Now.)

We are proud of what we provide and would be disappointed to provide less. We are already fielding questions as guests arrive regarding the danger signs and mountains of gravel "Is it uranium?" asked some Americans.

As well as the myriad of cyclists arriving through the five bike companies we have client bases in Dunedin, Queenstown and Christchurch. They appreciate getting away from their stresses and city life - to a tranquil environment. Will they book a luxury getaway 400m from a mining site? I wouldn't.

Back in January we tried to sell up and move away to start again somewhere else. We had a great deal of interest which surprised the agents in this sluggish market

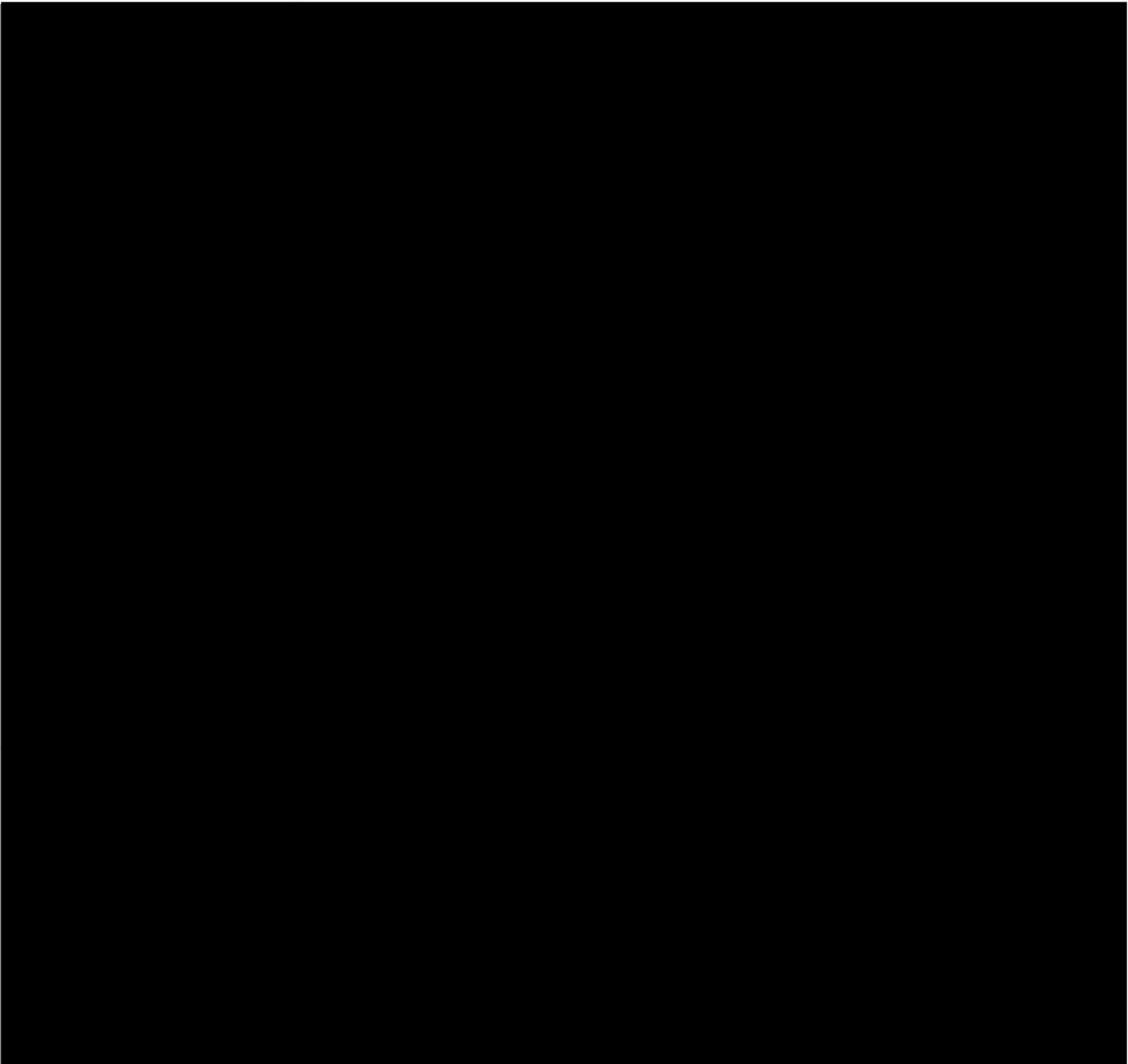
(7)

Prospective buyers loved the property and business but were put off purchase after disclosure of the proposed mine.

We believe the market value has been affected detrimentally.

In fact several people, including one associated with the CDC, said at the time we were just giving it away.

We are unable to remedy or mitigate mining affects ourselves therefore we cannot futureproof our current livelihood. Visitor numbers will fall dramatically and we will experience loss of income. We would no longer be a five star business, one which we have built up at great cost and effort.





To Whom It May Concern.

We have worked with Cally and Wendy at "The Quince" since we started our business in late 2013.

They provide the only genuine Boutique / Luxury accommodation and gourmet meals on the whole Clutha Gold Trail. In late 2023 this trail has opened an extension from Lawrence to Waihola. This has encouraged much greater numbers of riders to come on this trail as it is now a genuine 3 day ride.

It is super important in the cycling space to have Boutique / Luxury options. If we do not then the higher end clients will choose to go elsewhere and I mean outside Central Otago for their cycling experiences / adventures.

If you would like to discuss this, please feel free to call me on my cell 0274757684 or email.

Regards Fletch

Kathryn Fletcher (Fletch)

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Further evidence regarding the receiving environment

Cally and I own and operate The Quince Boutique B&B - 400m from the mine site. We are a sustainable, low intensity 5 star accommodation business.

I encourage you to google Tripadvisor The Quince Boutique B&B Millers Flat. There are 75 reviews. 74 rate us excellent.

The following are extracts from 10 of these reviews and are examples to back claims of tranquility in the receiving environment.

- a) Very quiet
- b) The grounds are just sooo peaceful
- c) It is an idyllic peaceful setting
- d) It is a quiet location
- e) An unexpected haven
- f) A tranquil and very upmarket oasis
- g) Beautiful and peaceful grounds
- h) Peaceful surroundings
- i) A wonderful nights sleep
- and ironically -
- j) We found gold at The Quince Cottage.